

# COUNTY OF YORK

## MEMORANDUM

**DATE:** January 24, 2002 (BOS Mtg. 2/5/02)

**TO:** York County Board of Supervisors

**FROM:** James O. McReynolds, County Administrator

**SUBJECT:** Acquisition of Property on Goodwin Neck Road

The Department of Environmental and Development Services has identified a need for more space at the Waste Management Center and Utility Operations. Land has become available that would address the needs of both operations and provide room for future expansion. This land is ideally situated between our current utility maintenance facility and the Waste Management Center.

Traffic volumes at the Waste Management Center have been steadily increasing as more citizens take advantage of the services offered there. This increased traffic has created problems due to insufficient queuing distance. Additionally, there is not enough room to allow adequate access to all of the different containers. We currently provide collection containers for oil, corrugated cardboard, recycling materials (glass, plastic, aluminum, paper) and household trash. All of these containers are in a relatively small area, and more room is needed to insure the safety of the customers.

As our sewer system has grown, more space is required for storing items such as bypass pumps, generators, grinder pump cores, and vacuum vaults. Additionally, there is a need to store more pipe material that takes up a significant amount of space. At some point it will also be necessary to construct a new maintenance shop for the drainage crews and possibly work on grinder pumps.

In order to address these additional space needs, the County staff has investigated purchasing a 12-acre parcel on Goodwin Neck Road owned by Alonzo F. Gray, II. This property stretches between the Waste Management Center and the Utility Maintenance Building. A map identifying the property is attached. The property has a small house on it and several out buildings, and the majority of it is undeveloped. Staff has conducted preliminary evaluations of the house and property, and there do not appear to be any significant liabilities. The location of the 12-acre parcel makes it a perfect addition to our current municipal campus on Goodwin Neck Road. The land would allow us to address our current space problems at the Waste Management Center and, at some future time, expand our utility maintenance operations.

We have negotiated a sales price for the 12-acre parcel of \$551,200. This is the current assessed value of the property and is a very reasonable price based on comparable parcels. The per acre cost of approximately \$46,000 an acre compares very favorably with commercially zoned property in this area. The property is zoned Limited Business and could probably command a higher per-acre price if it was subdivided for appropriate commercial uses. In researching this property, staff uncovered a right of first refusal that was granted to the

County many years ago, probably in conjunction with the acquisition of the landfill property on Goodwin Neck Road. There is a current offer for approximately 3 acres of this property from an individual interested in locating a landscaping business on the site. We have advised the seller that we are interested in exercising our right of first refusal subject to the approval of the Board of Supervisors.

As this property would allow us to expand the Waste Management Center, and at some point in the future expand our utility maintenance operation, it would be appropriate to utilize the Solid Waste Management Fund and the Sewer Utility Fund to acquire this land. I believe it would be appropriate to split the cost of this property and appropriate closing costs equally between these two funds. There are adequate reserves in each of these funds to accommodate this land purchase.

The proposed acquisition of this 12-acre parcel is an excellent opportunity to acquire land for our Goodwin Neck Road municipal campus. While we do not require all 12 acres at this time, there is no doubt that as the County grows we will be able to effectively utilize this property. In the near term, the acquisition of this land will allow us to solve queuing and access problems for our citizens at the Waste Management Center. In the near future it will also allow us room to expand our utility maintenance operations facilities. I believe we have negotiated a very competitive price for the property, and I recommend that the Board approve its purchase. Proposed Resolution R02-26 is attached for your consideration to authorize me to sign a contract for the purchase of this property.

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Attachments